

087.0

0005

0011.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

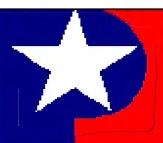
759,000 / 759,000

USE VALUE:

759,000 / 759,000

ASSESSED:

759,000 / 759,000


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City  |
|----|--------|------------------------|
| 42 |        | EDGEHILL RD, ARLINGTON |

**OWNERSHIP**

Unit #:

|                           |  |
|---------------------------|--|
| Owner 1: BRIGHAM PETER G  |  |
| Owner 2: BRIGHAM ROBLYN A |  |
| Owner 3:                  |  |

Street 1: 42 EDGEHILL ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: LEPOW DANIEL J/ETAL -

Owner 2: PHELPS MARTHA F -

Street 1: 42 EDGEHILL ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474-3030

**NARRATIVE DESCRIPTION**

This parcel contains 6,340 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1316 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

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**IN PROCESS APPRAISAL SUMMARY**

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101      | 6340.000  | 328,200        | 3,700      | 427,100    | 759,000     |                   | 55273     |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | Insp Date |
|          |           |                |            |            |             |                   | 12/07/18  |

Source: Market Adj Cost      Total Value per SQ unit /Card: 576.75      /Parcel: 576.7

Land Unit Type:

Parcel ID 087.0-0005-0011.0

!7105!

PRINT Date 12/10/20 Time 21:46:55

LAST REV Date 04/30/19 Time 15:38:07

apro

7105

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

|                              |          |                           |                 |                                       |  |                         |  |
|------------------------------|----------|---------------------------|-----------------|---------------------------------------|--|-------------------------|--|
| <b>EXTERIOR INFORMATION</b>  |          | <b>BATH FEATURES</b>      |                 | <b>COMMENTS</b>                       |  | <b>SKETCH</b>           |  |
| Type: 6 - Colonial           |          | Full Bath: 1              | Rating: Average |                                       |  |                         |  |
| Sty Ht: 2 - 2 Story          |          | A Bath:                   | Rating:         |                                       |  | 25                      |  |
| (Liv) Units: 1               | Total: 1 | 3/4 Bath:                 | Rating:         |                                       |  | 4                       |  |
| Foundation: 3 - BrickorStone |          | A 3QBth:                  | Rating:         |                                       |  |                         |  |
| Frame: 1 - Wood              |          | 1/2 Bath: 1               | Rating: Average |                                       |  |                         |  |
| Prime Wall: 4 - Vinyl        |          | A HBth:                   | Rating:         |                                       |  |                         |  |
| Sec Wall: %                  |          | OthrFix:                  | Rating:         |                                       |  |                         |  |
| Roof Struct: 3 - Gambrel     |          | <b>OTHER FEATURES</b>     |                 |                                       |  | <b>RESIDENTIAL GRID</b> |  |
| Roof Cover: 1 - Asphalt Shgl |          | Kits: 1                   | Rating: Good    | 1st Res Grid Desc: Line 1 # Units: 1  |  |                         |  |
| Color: WHITE                 |          | A Kits:                   | Rating:         | Level FY LR DR D K FR RR BR FB HB L O |  |                         |  |
| View / Desir:                |          | Fpl: 1                    | Rating: Average | Other                                 |  |                         |  |
| GENERAL INFORMATION          |          | WSFlue:                   | Rating:         | Upper                                 |  |                         |  |
| Grade: C+ - Average (+)      |          | <b>CONDOS INFORMATION</b> |                 |                                       |  |                         |  |
| Year Blt: 1928               |          | Location:                 |                 |                                       |  |                         |  |
| Eff Yr Blt:                  |          |                           |                 |                                       |  |                         |  |
| Alt LUC:                     |          | Total Units:              |                 |                                       |  |                         |  |
| Alt %:                       |          | Floor:                    |                 |                                       |  |                         |  |
| Jurisdict: G6                |          | % Own:                    |                 |                                       |  |                         |  |
| Fact: .                      |          | Name:                     |                 |                                       |  |                         |  |
| Const Mod:                   |          |                           |                 |                                       |  |                         |  |
| Lump Sum Adj:                |          |                           |                 |                                       |  |                         |  |
| <b>INTERIOR INFORMATION</b>  |          | <b>DEPRECIATION</b>       |                 |                                       |  | <b>REMODELING</b>       |  |
| Avg Ht/FL: STD               |          | Phys Cond: GV - Good-VG   | 10. %           | No Unit RMS BRS FL                    |  | RES BREAKDOWN           |  |
| Prim Int Wall: 2 - Plaster   |          | Functional:               | %               | 1 7 3                                 |  |                         |  |
| Sec Int Wall: %              |          | Economic:                 | %               |                                       |  |                         |  |
| Partition: T - Typical       |          | Special:                  | %               |                                       |  |                         |  |
|                              |          | Conduc:                   | %               |                                       |  |                         |  |
|                              |          | Electri:                  | %               |                                       |  |                         |  |
|                              |          | Totals:                   | %               |                                       |  |                         |  |

## INTERIOR INFORMATION

|               |     |              |
|---------------|-----|--------------|
| Avg Ht/FL:    | STD |              |
| Prim Int Wall | 2   | - Plaster    |
| Sec Int Wall: |     | %            |
| Partition:    | T   | - Typical    |
| Prim Floors:  | 3   | - Hardwood   |
| Sec Floors:   |     | %            |
| Bsmnt Flr:    | 12  | - Concrete   |
| Subfloor:     |     |              |
| Bsmnt Gar:    |     |              |
| Electric:     | 3   | - Typical    |
| Insulation:   | 2   | - Typical    |
| Int vs Ext:   | S   |              |
| Heat Fuel:    | 1   | - Oil        |
| Heat Type:    | 5   | - Steam      |
| # Heat Sys:   | 1   |              |
| % Heated:     | 100 | % AC:        |
| Solar HW:     | NO  | Central Vac: |
| % Com Wall    |     | % Sprinkled: |

## MOBILE HOME

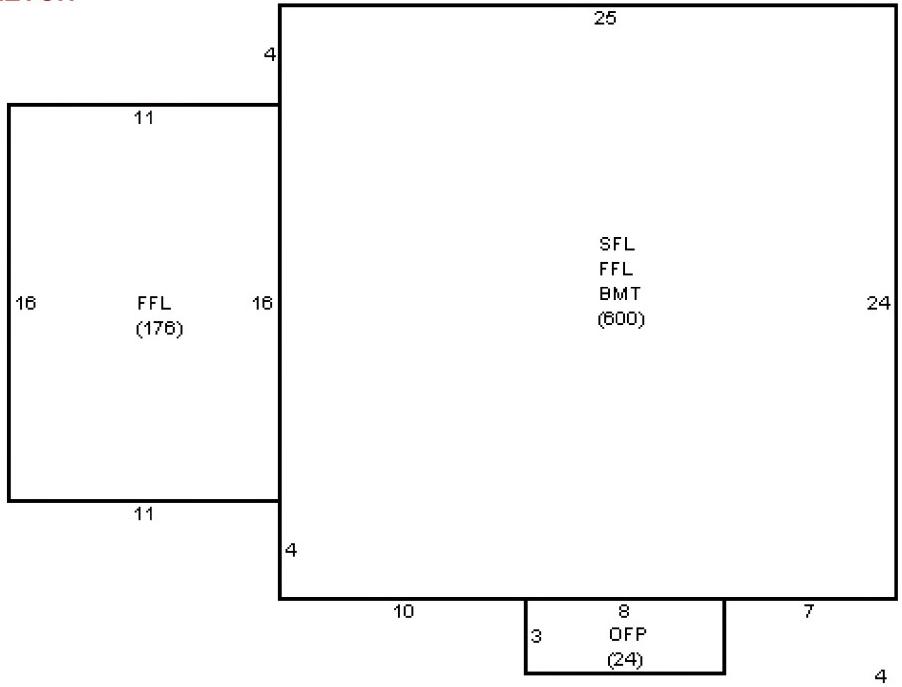
Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]  
**PARCEL ITEMS** **PARCEL ID:** 087.0.0005.0011.0

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| 3    | Garage      | D | Y   | 1   | 12X20    | A    | AV  | 1928 | 25.42      | T   | 40  | 101 |      |       | 3,700      |      |       | 3,700        |



SKETCH



## **SUB AREA**

| SUB AREA           |              | SUB AREA DETAIL |           |              |          |        |        |    |       |
|--------------------|--------------|-----------------|-----------|--------------|----------|--------|--------|----|-------|
| Code               | Description  | Area - SQ       | Rate - AV | Undepr Value | Sub Area | % Usbl | % Type | Qu | # Ten |
| FFL                | First Floor  | 776             | 170.390   | 132,220      | SFL      | 90     |        |    |       |
| BMT                | Basement     | 600             | 51.120    | 30,670       |          |        |        |    |       |
| SFL                | Second Floor | 540             | 170.390   | 92,009       |          |        |        |    |       |
| OFP                | Open Porch   | 24              | 44.430    | 1,066        |          |        |        |    |       |
|                    |              |                 |           |              |          |        |        |    |       |
|                    |              |                 |           |              |          |        |        |    |       |
|                    |              |                 |           |              |          |        |        |    |       |
| Net Sketched Area: |              | 1,940           | Total:    | 255,965      |          |        |        |    |       |
| Size Ad            | 1316         | Gross Are       | 2000      | FinArea      | 1316     |        |        |    |       |

SUB AREA DETAIL

**AssessPro** Patriot Properties, Inc.

IMAGE

More: N

Total Yard Items: 3,700

### Total Special Features:

Total: 3,7

3,7